

HOUSES FOR SALE & RENT

NEWARK BRANCH OF THE ERIE RAILROAD



DO YOU WANT TO BUY, SELL OR EXCHANGE REAL ESTATE IN NEWARK AND VICINITY

Exceptional Bargains in Business, Investment, High Class and Medium Priced Dwellings. Factories and Factory Sites, Vacant plots for any purpose.

Call, Phone or Write

LOUIS SCHLESINGER

REAL ESTATE in all its branches

UNION BUILDING

Clinton St. at Broad

NEWARK, N. J.



UNION BUILDING, Clinton at Broad St.



ESSEX BUILDING, Clinton & Beaver Sts.

BELLEVILLE, N. J.



A DESIRABLE LOCATION

2 FAMILY HOUSES 11 ROOMS AND 2 BATHS

Separate Heaters, Separate Entrance, latest improvements; Lot 30x100, rear School, Churches, Store, Trolley and Railroad Depot.

Price, \$4,200 Cash Required, \$500 Balance Easy Terms

I have a list of other one and two family houses. It will pay you to give me a call before looking elsewhere.

HENRY MCGORMICK 123 Washington Ave. Belleville, N. J.

COME TO NUTLEY!

A SUMMER VACATION ALL THE YEAR

NUTLEY, N. J., offers unsurpassed attractions for home seekers who desire Suburban Life under the most enjoyable conditions and surroundings; frequent train service. Trolley lines to all parts of New Jersey; adjacent to New York City. Low rates of fare to New York; convenient to the shopping centres of New York and Newark. Golf, tennis, country club, good neighbors. The best water supply, paved streets, parkways, electric lights and every modern convenience and improvement. Professional men, business men, clerks and retired gentlemen resident there find it restful and congenial and enjoy all the comforts that make life worth while. A constant summer vacation.

NUTLEY IS BUILT UP of tasty houses of all prices from the man who can pay \$25.00 a month to the handsome residence of the New York banker and merchant. Every home has large plot, light, air and sunshine. Nutley people take a pride in their homes and gardens.

The NUTLEY MANOR LAND CO. offers SPECIAL DESIRABLE VILLA PLOTS—2 minutes to Station, only 35 minutes to New York and 30 minutes to centre of Newark by trolley. Several model American colonial homes just completed will be sold at very reasonable figures and on easy terms if desired. If you can pay rent you can buy one of these beautiful new homes at Nutley. If interested send for booklet "Views of Nutley"—No Agent will call unless requested. Address

NUTLEY MANOR LAND CO., 810 Broad St., Newark, N. J.

THIRD FLOOR

OUR NEW JERSEY SUBURBS

ON THE NEWARK BRANCH OF THE ERIE RAILROAD.

The commuting towns in the Passaic Valley are boosted by Tunnel Transit A 20 Per Cent. Growth in Nutley and 150 New Homes in Essex.

The McAdoo tunnels have brought the Passaic Valley commuting towns on the Newark branch of the Erie within as convenient reach of downtown and midtown Manhattan as are the suburban sections of the outlying boroughs of New York City. The Newark branch strikes out almost due west over the Hackensack meadows from Jersey City, passes through Harrison and, crossing the Passaic River, traverses the busy district of Newark, then turns sharply to the right and runs northward close to the west bank of the Passaic, making stops at Riverside, Woodside, Belleville, Essex, Avondale, Nutley and West Nutley. From Jersey City to its terminus at Paterson the Newark branch is twenty-one miles in length.

Harrison, the first stop beyond Jersey City, is on the east bank of the Passaic River, directly opposite Newark. It is connected with that great industrial centre by several railroads and bridges. The lower end of the Passaic River, which separates the two communities, has been dredged to a depth of twenty-one feet, giving a deep water channel from Newark and Harrison down to New York Bay. The channel is navigable for ocean-going steamships.

In addition to the facilities afforded by a frontage on the deepened Passaic River, Harrison enjoys an excellent train service on three important trunk line railroads—the Erie, the Delaware, Lackawanna and Western and the Pennsylvania. It is a manufacturing town and an industrial centre with a population of about 10,000. The waterfront is lined with docks and warehouses, factories and coal yards and other industrial plants, while the river is crowded at all times with canal boats, barges, lighters and freight-carrying vessels of various kinds.

The southern and western parts of Harrison, fringing the Passaic River, are devoted to the manufacturing and shipping interests and to the big terminal yards of the Pennsylvania Railroad. Until the entire suburban service of the Pennsylvania Railroad is electrified the change from steam to electricity as a motive power for tunnel trains will be made at Harrison. To the north and east, of the railroad viaduct are rows of tenements and frame houses occupied by factory workers in Harrison and Newark. On the outskirts are the more exclusive residence quarters.

Riverside and Woodside are suburbs of Newark lying to the north of the business district along the west bank of the Passaic. Their population is composed mainly of people employed in the shops and department stores of Newark or the mills and factories of Harrison. Train service is supplied by the Greenwood Lake division of the Erie as well as by the Newark branch.

Belleville, another suburb of Newark, is at the junction of the Passaic and Second River. It has all the advantages of being an integral part of the larger city, and, which is connected by both steam and trolley roads. All the stations of the great trunk line of railroad crossing Newark are within easy reach of manufacturing plants, of which there are a growing number in Belleville. The town is on the west bank of the Passaic, which is here navigable for medium draught vessels. It has four public schools and a number of churches. Fire protection is provided by high pressure hydrants.

Essex, a part of Belleville, is a new residence district, where about 150 houses were built last year at a cost of from \$2,500 to \$7,000 each. Fronting on Washington avenue, a sixty foot boulevard, three important residence parks have been laid out—Oakcrest, Hillcrest and

Greylock Manor. In Greylock Manor seventy-five houses were erected last year.

The population of Belleville is growing rapidly, owing to expansion of the local manufacturing interests. Among the industrial plants which located there last year were the Aristo piano works, employing about 700 hands; the Seaton Leather Company, employing 250; and the Harlin & Goodman brush-making concern.

Another big concern, the Chemical and Lubricating Oil Company, formerly in Pearl street, New York, has just completed a plant between the Essex and Avondale stations. This stretch of about one mile has until now remained practically vacant. It has been regarded as undesirable for residence because of the presence here of a popular amusement park. However, the land on which the park is laid out is becoming too valuable to remain undeveloped much longer, and when the amusement company's lease expires in three years the tract will no doubt be put up into building sites.

Nutley comprises within its limits three railway stations—Avondale, Nutley and West Nutley. Avondale is on the Passaic River a few miles north of Newark. It has an important business district extending along the riverfront. In the residential section the Nutley Land Company purchased last fall a big tract which has been cut up into 1,300 building sites with frontages of 50 to 75 feet. Some twenty houses have already been built there at an average cost of \$5,500 each. The tract is on Washington avenue, where the county has purchased a site for a \$200,000 school. Washington avenue, which is macadamized, runs from Newark through all the towns on the Newark branch of the Erie to Avondale, where it joins Centre street, a boulevard extending westward to the Orange Mountains Trolley cars from Newark to Paterson run on Washington avenue and on Centre street. The Public Service Corporation, which operates this line, has under consideration a plan for a new line from Newark through the Mount Prospect Boulevard and Union avenue to Nutley, thence east around the cricket ground in Nutley Park to Franklin avenue and out to Bloomfield. To further this plan Mount Prospect Boulevard and Union avenue have recently been connected. This year a strip of 1,200 feet was purchased and cut through between these thoroughfares.

Nutley is growing rapidly. About two hundred houses were put up there last year, mostly in the West Nutley and Nutley Park sections. They were mainly private dwellings costing from \$5,000 to \$10,000. Nutley has six churches, a model public school system and banking facilities.

Nutley and West Nutley occupy both banks of the Yantecaw or Third River. Several big development companies have been operating there in recent years, notably in West Nutley, which is on a high ridge known as Prospect Heights. New sections have been opened up, with paved streets, flagged sidewalks and substantial improvements.

The population is composed largely of New York commuters, who have been attracted to the place by its ease of access to Manhattan and by the beauty of its surroundings. The town is midway between Newark and Paterson on a trolley line which connects these two cities. It is noted for its field and country clubs and its social organizations.

One of the finest golf links in northern New Jersey and along the lower Third River are many canoe and boat clubs. Among the notable clubs is the Yantecaw Country Club, which maintains an eighteen hole golf course. Other active organizations are the Nutley Field Club, the Fortnightly Club, the West Nutley Country Club and the Potomac Tennis Club.

As has already been said, about two hundred houses were erected in Nutley last year at a cost of about \$500,000. This is an increase of 20 per cent, inasmuch as the town had in 1909 a total of approximately a thousand buildings. At this rate of increase the number of houses will be about 5,000 ten years from now, and allowing five persons to a house the population in 1920 will be about 25,000. This figure is larger by 10,000 than the estimate of the Passaic Valley Sewerage Commission, which was based on the average recent growth of the suburbs throughout the Passaic Valley.

Auction Announcements.
On Tuesday next at No. 14 Vesey street Bryan L. Kennedy will offer at auction 125 lots of the estate of Lewis Gouverneur Morris in the Bronx. The property is located on Aqueduct, Tremont, Seligwick and adjacent avenues, 17th, 17th and 17th streets. It is part of the original Morris grant. This property is peculiar in the fact that it varies in the uses to which

it can be put. The Andrews and Aqueduct avenues sides are suited to private dwellings or large apartments and Wedgick avenue for large apartment houses. The parts around Morris Heights station are fitted for business purposes and 17th street and Cedar avenue for one or two family houses or apartments, so that either an investor, a speculator, a builder or a home-seeker can be suited in his requirements. The sale has created considerable interest.

For the executors of the estate of John G. Jenney Mr. Kennedy will sell at auction on Wednesday, June 8, No. 227 West Thirty-seventh street, 28,100.93; Nos. 201 to 203 East Seventy-third street, a five story and basement brick factory, on lot 75,100.5.

For the Joel B. Erhardt estate he will sell plots on Washington Heights. The remaining lots not sold by Bryan L. Kennedy at demolition on May 28 will be offered on Saturday, June 11, on the premises. At the last sale 274 lots were sold. On June 11-13 lots will be offered at auction. On June 23 for the Jamaica-Hillcrest Company 200 lots on Hillside avenue, Grand avenue, Highland avenue and Hillcrest avenue, Jamaica. This is the first auction offering of the Jamaica-Hillcrest property, in which all improvements are being installed. The lots are ready for the residential thoroughfare.

One important sale will be held by Joseph P. Day for the John S. Martin estate. The offering comprises six parcels on Chambers street and five on Greenwich street. Two are corner buildings containing approximately 6,200 square feet, which gives a fine opportunity for establishing a modern store and loft or office building. No. 165 Chambers street was purchased by Mr. Martin in 1907. The other five parcels in this plot on the northeastern corner were bought at the auction sales of R. L. & A. Stuart, sugar refiners. The parcels comprising the southeastern corner were purchased from the same interests by Mr. Martin at a private sale in 1902. Many jobbing hardware firms have come into this neighborhood in the last two years and boot and shoe jobbing houses have long been in this vicinity. Chambers street opens directly on the Brooklyn Bridge terminus and on the subway and elevator stations at Park row. It is the New York thoroughfare to the Erie Railroad ferry.

Windsor Land Company Sales.

The Windsor Land and Improvement Company has sold a lot on Valley Stream to Michael Kelly a plot 60x100 and to Arthur Massa a plot 60x100 on Melrose street, to John Lechman a plot 60x100 on Fairview avenue, to Daniel Egan a plot 60x100 on Terrace place, to P. D. Dundon a plot 60x100 on Maple street and to King Finin a plot 100x100 on Franklin avenue.

The same company has sold at Floral Park to a Wisconsin a plot 60x100 on Skovrone street, to Louis Gendreau a plot 60x100 on Beech street, to E. A. Lever a plot 60x100 on Locust street, and to Rosebelle to James Loria a plot 60x100 on Gilder-levance avenue.

The same company has sold at Rockville Centre Terrace to Henry Siegel a plot 60x100 and to King MacCall a plot 60x100 on Nassau Parkway, to Samuel Bauer a plot 60x100 on Allen street, to Charles Hayes a plot 60x100 and to William G. Clark a plot 60x100 on Loft avenue, to George E. Lunk and to F. Heins each a plot 60x100 on Locust street, to E. A. Lever a plot 60x100 corner of Loft and Harvey avenues, to A. E. Herriott a plot 60x100 on Foxchase avenue and to B. E. Fultz a plot 60x100 on Foxchase avenue.

Throg's Neck Lot Sale.
With arrangements being completed by the city for the building of the Broadway-Lexington subway, one branch of which will go up the Southern Boulevard and Westchester avenue in The Bronx, considerable speculation is going on as to what effect the road will have on the Throg's Neck section, in which Joseph P. Day will sell 20 lots on June 27. Forty of the lots slope down to the sound. According to Mr. Day there has been a mystery for the last few years why the Throg's Neck section of The Bronx has not become a thriving residential locality, as there are many inducements for the city dweller to take up residence there. The locality is within the city limits and has municipal improvements. The transit facilities are good, and the land in Throg's Neck has everything to make it an ideal site for comfortable homes. The street improvements contemplated by the city for connecting the Throg's Neck park estate with the main artery of the city, the Lexington avenue subway will place the section in a splendid position for development.

Sales at Garden City.
Gage E. Tarbell has sold at Garden City a plot 100x150 on the north side of Newark avenue between West Hill road and Lefferts street, a plot 100x150 on the north side of Brook street, between Prospect avenue and Clinton road, a plot 100x200 on the west side of Washington avenue between St. James street south and Chestnut street, a plot 100x150 on the north side of Locust

NUTLEY, N. J.



NUTLEY, N. J.



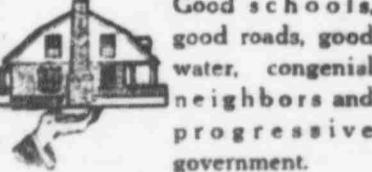
ON HUTCHES PLACE.

Eight rooms and bath, all the latest improvements, toilet in cellar, plot 70x200 3 minutes from depot and trolley. Highest point in Nutley. ABSOLUTELY RESTRICTED NEIGHBORHOOD. Artistic decorations. Only a small amount of cash required. Can be seen by

W. L. NERBANT, 100 Sutherland Ave. Or L. VAN WINKLE & CO., Nutley, N. J.

Keep an Eye on Nutley

THE TOWN BEAUTIFUL.



Good schools, good roads, good water, congenial neighbors and progressive government.

I have houses and lots at all prices and on reasonable terms. Write or call.

Edward Woodruff

800 Broad St., Newark, or Nutley, N. J.

street between Prospect avenue and Washington avenue, a plot 100x150 on the east side of Prospect avenue between Poplar street and Locust street, a plot 100x200 on the east side of John street between Huntington road and Warren place, a plot 100x200 on the west side of Washington avenue between Newark avenue and Clinton place, and a plot 100x250 on the southeast corner of Newark avenue and Clinch place.

Sale of Montclair Property.
One of the largest sales ever reported in Montclair has recently been consummated. The property known as the Willmer property, which is situated in the heart of the residential portion of Montclair, has been disposed of to a syndicate for development purposes. The property comprises the entire block extending from Harrison avenue to France road, a distance of 1,200 feet, with several hundred feet of frontage on Orange road and Harrison avenue, and for over fifty years was the home of the late Charles R. Willmer, who was for years a member of the Town Council and the Board of Education of Montclair. The intention of the new owners is to construct several streets through the property and to develop the property along high class lines. The sale

\$300 CASH

buys one of these handsome new 6-room houses on Vreeland Ave., Nutley, N. J. Every improvement; 110 feet from trolley; railroad station two minutes away.

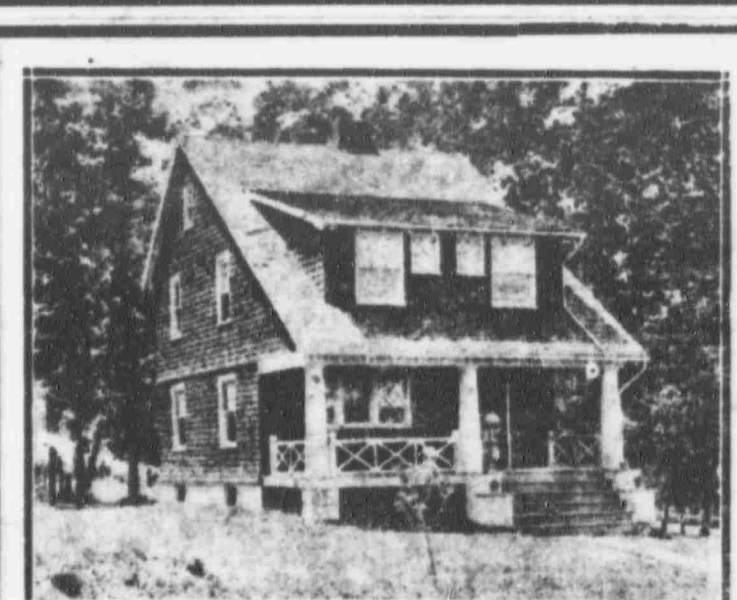
Price \$4100

Large lot. Churches, banks, etc. 8,000 population; 39 trains a day to New York. Here is a chance of a lifetime.

William O. Miller, Inc. BUILDERS & REAL ESTATE BROKERS 104 Vreeland Ave., Nutley, N. J. NEWARK OFFICE: 188 Market Street, Newark, N. J.



NUTLEY, N. J.



One of our Semi-Bungalow Houses at Nutley, N. J.

NUTLEY

"The Ideal Home Town of New Jersey."

Situated in the foothills of the Orange Mountains, enjoying a high elevation, with a healthful, dry climate. A residential town, population 6,500, with grammar and high schools, churches all denominations, national bank, telephone service, police and fire protection, sewers, gas and electric light; 13 miles from New York via McAdoo tubes and Erie R. R.; frequent daily trains. If you desire to BUY, BUILD or RENT a home see Nutley before you decide; beautifully illustrated booklet, just out.

NUTLEY REALTY COMPANY, William A. Lambert, President, West Nutley, N. J. 99 Nassau St., N. Y.

Geiser & Plum, 845 Broad, opp. C. R. R. Depot Newark, N. J.

THE CLIFTON
Ideal apartments with all modern improvements; eight rooms, one family on floor, six rooms, parlor, bath, master room, toilet, private reception hall, 12x7, three bedrooms each 12x12, dining room, breakfast room, 10x10, bath room 10x10, all rooms light and well ventilated, commanding superb view of Orange Mountains, the city of Newark and New York, ten minutes from Lake Avenue and Erie stations; car passes by building; the best part of Newark and High School within four hundred feet distance from building; rent from \$25 to \$40 per year; if located in N. Y. car would rent for \$150 per year. Call 151 1st floor. Apply at 151, first floor.

AT NUTLEY, N. J.—A desirable residence

of twelve rooms, hall and bath; all modern improvements. Lot 100x175; first class garage; an abundance of fruit and flowers; a place that should be seen to be appreciated; occupied by owner; two minutes to depot; price and terms reasonable. Address T. Nutley, N. J.

SUREST WINNER IN JERSEY

"EAST NUTLEY"

At R. R. station and on car line to Paterson and So. fare to Newark. Lots 25,000 and larger if desired, \$150 up, \$10 cash, \$5 per month.

Every day for one week we will put up a lot to sell to the highest bidder through the mails. Bidding closes on for one week. Let us send you Monday lot location. COME OUT TO-DAY, SUNDAY, and look over the grounds. Every lot restricted for residential purpose. Send postal NOW for more particulars.

GEISER & PLUM, 845 Broad, opp. C. R. R. Depot Newark, N. J.

THE CLIFTON

ideal apartments with all modern improvements; eight rooms, one family on floor, six rooms, parlor, bath, master room, toilet, private reception hall, 12x7, three bedrooms each 12x12, dining room, breakfast room, 10x10, bath room 10x10, all rooms light and well ventilated, commanding superb view of Orange Mountains, the city of Newark and New York, ten minutes from Lake Avenue and Erie stations; car passes by building; the best part of Newark and High School within four hundred feet distance from building; rent from \$25 to \$40 per year; if located in N. Y. car would rent for \$150 per year. Call 151 1st floor. Apply at 151, first floor.

Nutley.

To Rent for the summer, fully furnished, comfortable house, 2 bath, every improvement; stable, tennis court, well shaded grounds; five minutes from station; near golf club; \$500 for season.

GOODRICH, 222 Grand Ave., Nutley.